



## 29 Beacon Lough Road, Gateshead, NE9 6YS

Offers Over £150,000

Located on Beacon Lough Road in Low Fell, this delightful two bedroom semi-detached house boasts a well-presented interior, this property features a spacious lounge/dining room, a modern kitchen, and two double bedrooms. As you step inside, you are greeted by an entrance porch leading to a hallway that exudes warmth. The layout includes a convenient w.c. on the half landing, ensuring practicality is at the forefront of this home.

Upstairs, you'll find two spacious double bedrooms and a stylish bathroom/w.c. Externally, this property shines with gardens both at the front and rear, providing a lovely outdoor space to enjoy. The property also benefits from off street parking. With its prime location and charming features, this semi-detached house on Beacon Lough Road requires an internal viewing to fully appreciate the standard of accommodation on offer here in this lovely home.

## ENTRANCE PORCH



## KITCHEN

11'10" x 8'2" (3.61 x 2.50)



## HALF LANDING



## HALLWAY



## LOUNGE

20'6" x 11'10" (6.25 x 3.62)



## FRENCH DOORS FROM LOUNGE



## ACCOMMODATION FIRST FLOOR

### BEDROOM ONE

11'1" x 10'9" (3.39 x 3.29)



### BEDROOM TWO

12'9" x 10'10" (3.91 x 3.32)



## BATHROOM / W.C.



## EXTERNAL



### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### Material Information

Flood Risk -

Local Authority -

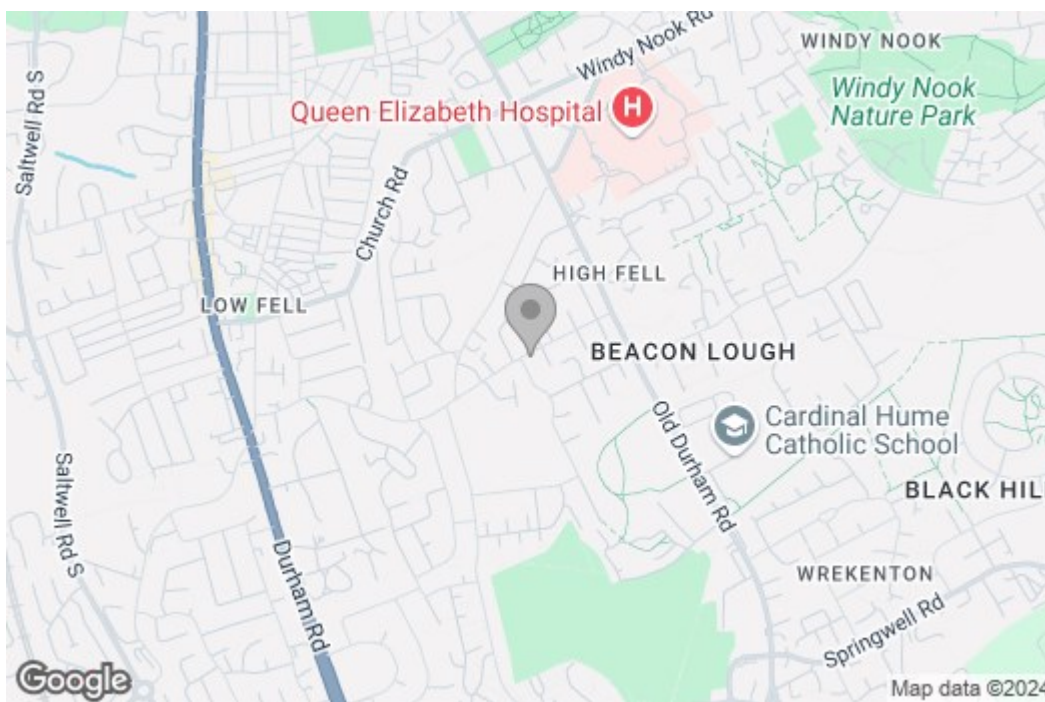
Satellite/Fibre TV Availability -

Broadband -

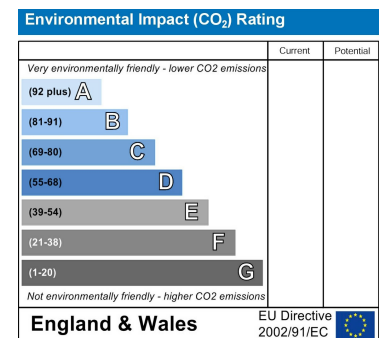
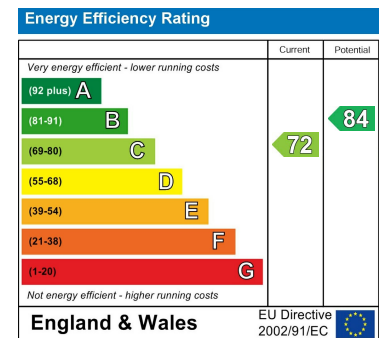
Mobile Coverage -

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.